

JOSEPH W. URNER and
IRMA A. URNER, his wife
36 East Second Street
Frederick, Maryland 21701,

Plaintiffs

VS.

STEPHEN WILLIAM COLBY and
KATHRYN NAINETTE COLBY,
his wife
Route 5, Alternate Route 40
Braddock Heights, Maryland
21714

AND

UNKNOWN HEIRS, DEVISEES,
PERSONAL REPRESENTATIVES,
DECENDENTS OR SUCCESSORS IN
INTEREST OF JOHN SIFFORD,

Defendants

NO. 27,607 EQUITY

IN THE CIRCUIT COURT

FOR FREDERICK COUNTY

* * * * *

FINAL DECREE

The foregoing Bill of Complaint, Exhibits, and Decree Pro Confesso, having been read and considered, and testimony taken and having been heard, and it appearing that the Plaintiffs have been in actual possession of the property with color of title and claim of right for a period of more than 20 years prior to the filing of the Bill of Complaint.

It is thereupon this 27th day of March, 1978, by the Circuit Court for Frederick County, Maryland, sitting in Equity, and by authority thereof, ADJUDGED, ORDERED AND DECREED that the title to the real estate described in these proceedings is hereby quieted and fee simple title to said real estate is hereby vested in Joseph W. Urner and Irma A. Urner, his wife, subject to the contractual rights of Stephen William Colby and Kathryn Nainette Colby, his wife, and that Plaintiffs may sell, convey or otherwise deal with